

AFTER RECORDING, RETURN TO:
Dennis and Cheryl Decosta, Trustor/Trustee
c/o Lam Law Office PC
410 Conger Ave.
Klamath Falls, OR 97601

2024-000882
Klamath County, Oregon



02/02/2024 03:56:21 PM

Fee: \$82.00

Returned at Counter
Lam Law

Until requested otherwise, send all
tax statements to:
Dennis R. Decosta and Cheryl A. Decosta, Trustor/Trustee
410 Conger Ave.
Klamath Falls, OR 97601

Grantor/Grantee:
Dennis Decosta and Cheryl Decosta
410 Conger Ave.
Klamath Falls, OR 97601

WARRANTY DEED

Dennis Decosta and Cheryl Decosta "Grantor," hereby conveys, grants, sells and warrants, to Dennis R. Decosta and Cheryl A. Decosta, as Trustees of the *Dennis and Cheryl Decosta Joint Revocable Living Trust* under agreement dated January 31, 2024, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

All that portion of Lot 8 in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the North quarter corner of said Section 32, thence South 2296.52 feet to a point; thence West 1189.5 feet to a point; thence South 42°18' East 70.02 feet to the true point of beginning, said true point of beginning being the most Northeast corner of that easement described in Deed Volume 340 at page 447; thence South 42°18' East along the South line of Conger Avenue 133.28 feet to the Northwest corner of that parcel described in Deed Volume 286 at page 490; thence Southwesterly along the Northwest lines of the property described in Deed Volume 286 at page 490 and Deed Volume 336 at page 161 to the mean high water line of Link River, thence Northwesterly along the said water line to the point that is South 49° West from the trust point of beginning; then North 49° East to the true point of beginning.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

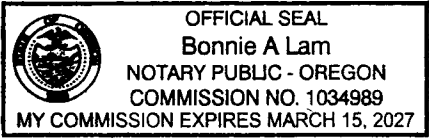
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DENNIS DECOSTA

CHERYL DECOSTA

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 31 day of January 2024 by **Dennis Decosta and Cheryl Decosta**.



Notary Public for Oregon
My Commission Expires: 3/15/2027